



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 3/26/2024

REQUESTER: Brandon Brooks, Capital Projects Manager

PRESENTER: Scott Sturtz, Interim Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENTS E-2324-132 & E-2324-133: A TEMPORARY CONSTRUCTION EASEMENT AND PERMANENT UTILITY EASEMENT AND DAMAGES IN THE AMOUNT OF \$2,450 TO STONEWALL HOMES, LLC FOR THE 60TH AVE NE BRIDGE REPLACEMENT BOND PROJECT.

BACKGROUND:

On October 10, 2023, the citizens of Norman voted in favor of a \$50 million bridge replacement and rehabilitation bond issue, which includes eighteen (18) projects. The projects listed in the bond are intended to be completed with bond funds. However, federal funds will be pursued at every opportunity. Please see the attached project list and map showing the approved projects.

On October 11, 2023, City staff advertised Request for Proposal RFP 2324-29 to solicit Consulting Engineering Services for the sixteen (16) bond projects still requiring design. The selection committee, consisting of three (3) City staff and two (2) citizens, shortlisted eight (8) consultant teams for interviews held on January 18, 2024. Also present at the interviews were the acting City Engineer and the City Auditor. The five (5) consultant teams selected after interviews to complete the design on these projects are:

- Garver, Norman
- H.W. Lochner, Oklahoma City
- MKEC, Oklahoma City
- Aguirre & Fields, Oklahoma City
- CEC, Oklahoma City

These consultants are being assigned the various projects by City staff based on capacity, performance during the interview process, and capabilities of their firm to complete a specific project.

On November 6, 2023, the City Manager approved the on-call right-of-way acquisition services contract for the 60th Avenue NE Bridge Replacement Project to Pinnacle Consulting Group, Inc. (Pinnacle) of Oklahoma City in the amount of \$19,400.00.

The City's current construction cost estimate for the project is \$2,712,554.00. This project will be funded with Bond Funds. No federal funds have been secured for FYE 2024. City staff anticipates an early Summer 2024 bid opening with construction starting in late Summer of 2024.

DISCUSSION:

Right-of-way acquisition necessary for the 60th Avenue NE Bridge Replacement Bond Project, consists of six (6) separate easements on four (4) parcels. Pinnacle Consulting Management Group (Pinnacle) assisted City staff in the preparation of offer letters to each property owner affected, based on the comparative values in the area as well as damages. These easements vary in size and were designed as small as possible to minimize impacts to the adjacent property. Right-of-way acquisition areas have been minimized on this project by utilizing temporary construction easements where possible to complete grading activities outside of the bridge improvements.

Four (4) easements from three (3) separate parcels for the 60th Avenue NE Bridge Replacement Project are being brought to City Council tonight for consideration of approval. For both parcels, staff received counter offers. After evaluation by staff and in the interest of moving the project forward, the counter offers were accepted.

Easement No.	Parcel No.	Grantors	Document	Cost
E-2324-132	1	Stonewall Homes, LLC	Temporary Construction Easement- 0.19 acres	\$2,450.00
E-2324-133	4	Stonewall Homes, LLC	Permanent Utility Easement- 0.08 acres	
			Sub-Total	\$2,450.00
E-2324-134	3	Elmer Bruehl and Krystal Bruehl	Permanent Roadway Easement- 0.40 acres	\$11,050.00
E-2324-135	3.1	Elmer Bruehl and Krystal Bruehl	Temporary Construction Easement- 0.21 acres	
			Sub-Total	\$11,050.00
			Total	\$13,500.00

Funds are available to pay for these easements in the Bridge Maintenance Project Land (Account Org. 50596687, Object 46001, Project TC0254). Funds are being utilized out of the Bridge Maintenance capital account because the bond funds have not yet become available.

RECOMMENDATION 1:

Staff recommends the above described easements be accepted with payments and filing, where applicable, be directed thereof.